

**TIPP CITY WORK SESSION**

**TIPP CITY, MIAMI COUNTY, OHIO**

**November 21, 2016**

**Executive Session**

The following Council Members answered roll call. President Joe Gibson, Mayor Pat Hale, Carrie Arblaster, Katie Berbach, John Kessler, Tom Merritt and Matt Owen. President Gibson informed everyone Council will be entering Executive Session for the purpose of the purchase of property. To include all members of Council, City Manager Tim Eggleston and Law Director Jon Freeman. Mr. Kessler moved to enter Executive Session. Ms. Berbach seconded. Motion carried. Council entered Executive Session at 6:45 pm. Council returned from Executive Session at 7:32 pm. Mr. Kessler moved to return from Executive Session. Mayor Hale seconded. Motion carried.

**Work Session**

The work session began at 7:44 pm. The following Council members were present: President Joe Gibson, Mayor Pat Hale, Carrie Arblaster, Katie Berbach, John Kessler, Tom Merritt and Matt Owen. Also attending was City Manager Tim Eggleston, Assistant City Manager Brad Vath, Law Director Jon Freeman, Finance Director John Green, Deputy Director of Municipal Services and Engineering Eric Mack, Police Chief Eric Burris, Fire Chief Steve Kessler, Water/Waste Water Superintendent Kevin Price and Clerk of Council Janice Bates. Reporters Nancy Bowman and Cecilia Fox were also in attendance.

Others in attendance include: Mike McFarland

**Water Tower #1 Discussion**

Mr. Mack provided Council with potential sites for a new low pressure water tower. This new tower would be constructed to replace the 1930's era Bowman Avenue Tower.

Mr. Mack informed Council Site #1 is located on South Hyatt near St. John's. Mr. Mack added this is the best site due to the benefit it offers the water system. If this site is chosen, the tower would be 154' tall and would cost an estimated \$2.3 Million.

Site # 2 is located on the Liberty Commons property. The tower would be 116' tall at this site and would cost an estimated \$2.4 Million.

The final site is located adjacent to the Service Center. The tower would be 140' tall at this site and would cost an estimated \$2.27 Million

Mr. Mack informed Council there are "pros" and "cons" with each site identified. Mr. Kessler inquired why the new tower couldn't be placed on the existing site. Mr. Mack stated the pressure of the old tower cannot handle the new tower. Mr. Price added the old tower would need to be taken out of service for rehab. Adding this would be approximately 2-3 months to rehabilitate the exterior and an additional 2-3 months for the interior. This would be completed over two years. Mr. Kessler stated he is looking over the long term; and to rehab the existing tower is poorly spent money. "That is not money well spent."

Ms. Arblaster inquired of the budgetary impact. Mr. Green replied this project would cost approximately \$120,000 per year over a 20 year period. "This is actually less than a maintenance program." Mr. Green added the

rehabilitation of tower #1 is currently in the Capital Improvement Plan. Council came to a consensus to not rehabilitate Tower #1. Ms. Arblaster, Mayor Hale, Ms. Berbach and President Gibson directed Staff to proceed with Site #1.

**Adjournment**

Meeting adjourned at 7:44 pm.

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Joseph Gibson, President of Council

Attest: \_\_\_\_\_  
Janice Bates, Clerk of Council

**TIPP CITY COUNCIL MEETING**

**TIPP CITY, MIAMI COUNTY, OHIO**

**November 21, 2016**

**Council Meeting**

The following Council Members answered roll call. President Joe Gibson, Mayor Pat Hale, Carrie Arblaster, Katie Berbach, John Kessler, Tom, Merritt and Matt Owen.

City Staff in attendance include: City Manager Tim Eggleston, Law Director Jonathan B. Freeman, Assistant City Manager Brad Vath, Finance Director John Green, Deputy Director of Municipal Services and Engineering Eric Mack, Police Chief Eric Burris and Clerk of Council Janice Bates. Reporters Nancy Bowman, Cecilia Fox and Carla Ungerecht were also in attendance.

Guests signing the register include: Andrew Doviak, Heidi Freeman, Julia Freeman, Bella Freeman, M.J. Freeman and Mike McFarland.

**Invocation and Pledge of Allegiance**

Mr. Owen gave the prayer for guidance. President Gibson led the Pledge of Allegiance.

**Swearing in of Law Director**

Jonathan B. Freeman was sworn in by Mayor Hale.

**Approval of Agenda**

Ms. Arblaster moved to approve the agenda. Mr. Owen seconded. Mr. Kessler moved to amend the agenda to remove the presentation from Heather Dorsten and the Downtown Tipp City Partnership since it was the same presentation from October and Ms. Dorsten is not in attendance. President Gibson seconded. Motion carried. A vote was taken on amending the agenda. Motion carried.

**Minutes**

11/7/16 Council Work Session

Ms. Berach moved to approve the minutes of the November 7, 2016 Work Session. Mr. Kessler seconded. A vote was taken on the motion. Vote was 6-0-1; Mr. Owen abstained.

11/7/16 Council Meeting

Ms. Arblaster moved to approve the minutes of the November 7, 2016 Council Meeting. Ms. Barbach seconded. A vote was taken on the motion. Vote was 6-0-1; Mr. Owen abstained.

**Presentations, Proclamations, & Awards**

Mayor Hale read a proclamation for REGAL and their Philanthropic efforts in Tipp City.

**Ordinances (2<sup>nd</sup> Reading)**

There were none.

**Resolutions**

Professional Electric Products Contract

A resolution authorizing the City Manager to enter into a contract with Professional Electric Products of Akron, Ohio for the purchase of major equipment and steel for Substation #3 at a cost of \$268,100.

City Manager Comments: Four bids were received and two bids did not meet the qualifications. This is for breakers and switches and steel for the

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|   | <p>transformers. This is the third and final component of the Substation #3 Improvement Project. Staff is asking Council approve the resolution.</p>  |
|   | <p>Ms. Berbach sponsored the resolution and moved for its adoption. Mr. Kessler seconded. Motion carried 7-0. Resolution 28-16 was declared adopted and President Gibson affixed his signature in witness thereto.</p>  |
| <p>Surplus Property –<br/>Ford F250 Pickup Truck</p>  | <p>A resolution declaring personal property owned by the City of Tipp City to be declared surplus property and no longer useful in the general operation of the City.</p>   |
|   | <p>City Manager Comments: This is for the disposal of a 2005 Ford F250 Pickup Truck from the Water Department. Staff is now going to put it on GovDeals for disposal. Staff is asking the resolution be adopted.</p>  |
|   | <p>Mr. Owen sponsored the resolution and moved for its adoption. Mr. Kessler seconded. Motion carried 7-0. Resolution 29-16 was declared adopted and President Gibson affixed his signature in witness thereto.</p>   |
| <p><b>Ordinances<br/>(1<sup>st</sup> Reading)</b><br/>Adopting the 2017<br/>Annual Budget</p> | <p>An ordinance adopting the 2017 annual budget for Tipp City, Ohio.</p> <p>City Manager Comments: This is the Budget for the 2017 year. The general fund anticipates \$6.7 Million with expenditures of \$7.2 Million which includes \$400,000 for economic development. All funds, the revenues are expected at \$49.7 Million with expenditures of \$50.2 Million and \$5 Million of this will be for Substation #1. Staff is asking the ordinance be introduced.</p>                                |
|   | <p>Mr. Kessler introduced the ordinance.</p>  |
| <p>2017 Appropriations</p>  | <p>An ordinance to make appropriations for current expenses and other expenditures of the municipality of Tipp City, Ohio during the fiscal year ending December 31, 2017.</p>  |
|   | <p>City Manager Comments: This is companion legislation for the appropriations of money. Staff is asking this be introduced tonight.</p>  |
|   | <p>Ms. Arblaster introduced the ordinance.</p>  |
| <p>Modifying Code Table<br/>154.10-2</p>  | <p>An ordinance modifying Code Table 154.10-2 of the Tipp City, Ohio Code of Ordinances regarding off-street parking and standards for industrial uses.</p>   |
|   | <p>City Manager Comments: This ordinance will simplify the calculation of parking spaces and aligns the number of spaces to the actual parking needs of the City's industrial business partners. Existing Code bases the number of required parking spaces on a combination of the total area of the industrial use plus a total of ancillary uses such as office, administration, sales and outdoor storage with each requiring the corresponding number of spaces. Staff asks this be introduced.</p> |
|   | <p>Mr. Owen introduced the ordinance.</p>   |

**Motions**

Setting Public Hearing Date

A motion setting the public hearing date for the Rezoning of P.T. OL 15 (North Sixth Street).

City Manager Comments: During the process of updating the zoning map, there were portions of this property that did not get included into the Industrial Designation. This motion setting the public hearing will coincide with the second reading of the ordinance.

Ms. Berbach moved to set the public hearing for December 19, 2016. Mr. Owen seconded. Motion carried.

Adopting Council's 2017 Meeting Calendar

A motion approving Council's 2017 meeting calendar.

City Manager Comments: Attached is a "draft" Council calendar for 2017. Please note the City Charter states Council shall meet the first Monday after January first following the municipal election for their first organizational meeting. Since this date is January 2<sup>nd</sup>, and the Government Center offices will be closed in observance for New Year's Day. The "draft" calendar is proposing the first meeting in January on Tuesday, January 3<sup>rd</sup>. Additionally, in observance of Martin Luther King, Jr. Day the second meeting in January is proposed for Tuesday, January 17<sup>th</sup> as has been done the previous five years. Staff wanted Council to be aware both meetings in January have been moved to Tuesdays. It is up to Council to determine to adopt this calendar as drafted.

Ms. Berbach moved to approve Council's 2017 meeting calendar. Mr. Owen seconded. President Gibson noted Council will continue to adhere to the Summer schedule. "Which means there will be no meeting the first Monday in July due to the 4<sup>th</sup> of July holiday and also in September." Motion carried.

**Miscellaneous**

There were none.

**Citizen Comments on Items not on the Agenda**

There were none.

**Councilmember Comments**

Mr. Merritt welcomed Mr. Freeman to his new position. "I look forward to working with you." Mr. Merritt also recognized REGAL for their philanthropy toward the City. "It was a nice gesture recognizing them tonight." Mr. Merritt continued, "We have a lot of things to be thankful for and I for one think that it is a wonderful time to reflect on those things that we should be able to list yet sometimes take for granted. I like Thanksgiving as it allows us to reflect on those things. I want to wish everyone a wonderful Thanksgiving."

Ms. Arblaster also welcomed Mr. Freeman and thanked him for choosing to serve the people of Tipp City. Ms. Arblaster thanked REGAL for their continued investment "in our town". Ms. Arblaster also wished everyone a Happy Thanksgiving.

Mr. Owen also welcomed Mr. Freeman. "Looking forward to working with you and thanks for your service." Mr. Owen also wished everyone a Happy Thanksgiving and encouraged everyone to shop Downtown.

Mr. Kessler had nothing additional.

Ms. Berbach welcomed Mr. Freeman. Mr. Berbach also wished everyone a Happy Thanksgiving and encouraged everyone to shop local on Small Business Saturday. Ms. Berbach informed everyone of a new bake shop on Broadway.

Mayor Hale also welcomed Mr. Freeman. "Congratulations and thanks for coming to Tipp City." Mayor Hale reminded everyone the tree lighting is a week from Friday, at 7:00 pm and the Chamber Holiday Gala is December 7<sup>th</sup> at Club 55 in the Crystal Room.

President Gibson also thanked Mr. Freeman. "Welcome aboard and best of luck. You have survived a rigorous gauntlet of tasks to be bestowed the honor of sitting up here. We look forward to your learned advice and counsel often. We hope you don't live to regret this.

President Gibson informed everyone he attended the Veteran's Day ceremony. "No matter how many times you go to those ceremonies, one cannot help but to be moved by the sacrifice and the speeches. It was very well done. My hats off to the organizations that put that together. My hats off to the Police and Fire for keeping everyone safe, keeping everything organized and keeping the traffic moving.

President Gibson informed everyone the budget has been introduced. Previous budgets are available online and can serve as a framework for some of the priorities. President Gibson offered congratulations to everyone who prevailed in the most recent election. "Congratulations to the voters who got through it. I myself would call on everyone now to come together. No matter who your candidate was...your candidate may have won, your candidate may have lost, you might have been surprised, you might have been upset, you might have been delighted. It is now time for the country to come together and support the President, as the person duly elected has been elected President and he should be all of our President. I hope all sides will give him the benefit of the doubt and support and wish him success. You might not have voted for him, but you want him to succeed. If he succeeds, the country succeeds. I hope everyone gets together behind that and to get behind our country once and for all." President Gibson also wished everyone a Happy Thanksgiving. "Among the things I am thankful for is my ability to work with a City Council that is a pleasure, they are smart, they are good people and all of them make decisions and we have our discussions with the best interest of the City in mind. I am honored to be President here of this particular group. I am thankful to be here in Tipp City, I am thankful for a lot of things as I think a lot of us are. I hope all of you have a lot to be thankful for as well. Because anyone living or working in Tipp City does have a lot to be thankful for. This is a great town. President Gibson reminded everyone "These proceedings have been recorded and will be rebroadcast over the next two weeks over the local cable access station. In this area, it is channel 5 of the Time Warner Cable lineup.

**City Manager  
Comments**

You can also log on to kittv.org to download meetings of City Council, the School Board, Monroe Township Trustees and other community events.”

Mr. Eggleston informed everyone a resident stopped by the office earlier and dropped off an article that was aired on news Chanel 2 regarding a local Muslim who indicated she had been a target of racism following the election in Tipp City. “I want to make sure Tipp City is not being judged by the actions of one individual. Apparently the individual was entering a local business and another individual made a comment to her. She lives in West Milton. Neither the Administration nor the Police Department was made aware of this incident. The individual who wrote the article did not contact us and then they “plastered” the Tipp City sign on TV. It was poorly done. We all understand a small faction in the community to find it necessary to disparage another individual based on their gender of ethnicity. This of course is not a shared belief of the majority of Tipp City residents. As a community, people know we welcome all those who want to come here and shop or make Tipp their home and to experience a quality of life that we have all come to enjoy here.”

Mr. Eggleston informed everyone staff has met with Heinz Engineering to start the design work for Wunderwood waterline upgrade. It will take two months to get the design work completed. A letter was sent to residents notifying them they will begin seeing activity on their properties over the next few weeks.

Mr. Eggleston informed everyone Upper Valley Medical Center Emergency Department will be holding a ribbon cutting on December 14<sup>th</sup> at 10:30 am. This dedicates the first phase of the newly expanded Emergency Department.

Mr. Eggleston also welcomed Mr. Freeman as the City’s new Law Director.

**Adjournment**

Ms. Berbach moved to adjourn. Mr. Owen seconded. Motion carried.

Meeting adjourned at 8:16 pm.

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Joseph Gibson, President of Council

Attest: \_\_\_\_\_  
Janice Bates, Clerk of Council



